

The Wethersfield Historic District Commission held a Public Hearing on September 11, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Michael Rell, Vice Chairperson  
John Maycock, Clerk  
Cynthia Greenblatt  
Paul Courchaine, Alternate

Members Absent: Robert Garrey, Chairperson  
Mark Raymond  
Lisa Wurzer, Alternate  
Douglas Ovian, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Rell called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on August 30, 2012.

**APPLICATION NO. 4091-12.** Dan and Pam Harrison seeking to demolish and rebuild the enclosed back porch and to construct a 6'x8' deck/landing on the rebuilt porch at 21 Wilcox Street.

Dan and Pam Harrison, 21 Wilcox Street, appeared before the Commission. Plans were submitted. He will replace the back porch in kind, but will be adding on 8'x6' deck using the existing joints. The back porch won't have any changes. The decking material will be all wood, pressure treated. The rails will have square balusters. The railings will have a toe kick with a 3½" space. The rails will be pressure treated wood. The deck will be approximately 3' off the ground. There will be no screening around the bottom. The siding will be fiber cement to match existing.

Commissioner Rell asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4092-12.** William Hoyt seeking to demolish the garage at 50 Nott Street.

William Hoyt, 51 Tinsmith Crossing, appeared before the Commission. His mother received a blight letter stating that the garage needs to be fixed or repaired. The garage isn't worth fixing or saving so they are requesting to take it down. The garage has no foundation. It is in the back of the house.

Commissioner Rell asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4093-12.** Michael Lewis seeking to install a split rail fence along the west side yard and to install an 8'x10' metal shed in the rear yard at 24 Belmont Street.

Cheryl Lewis, 24 Belmont Street, appeared before the Commission. A plot plan was submitted. She would like to install a split rail fence on the west side of the yard. It will start where the fence from 28 Belmont Street (rear corner of property) is and run down to the front of the property (by the sidewalk/telephone pole). The fence will be 3' high and will have round posts. The shed will be

metal. It will be 5' from the property line. It will be almost in the center, to the west of the garage. It will be painted white. The doors slide on a track and meet in the middle.

Commissioner Rell asked whether there was anyone wishing to speak in favor or in opposition to this application.

Bryan Moretti, 28 Belmont Street, spoke against the application.

Commissioner Rell asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4094-12.** Mylo Plumbing and Heating, Inc., seeking to install a venting system for a high efficiency boiler on the west side of the house at 126 Main Street.

Michael Mylo, 27 Commerce Street, Glastonbury, and Larry Powers, 126 Main Street, appeared before the Commission. They would like to install a new boiler. The old boiler has an illegal installation and they want to make it legal and put in a high efficiency burner. They will have one pipe coming out of the house. It will be located behind the fence and behind the bulkhead. The pipe will be painted to match the house. The intake is in the basement. They would prefer for it to be outside. The intake has to be located at least 12" above the height of the exhaust and might be visible from the sidewalk if located outside.

Commissioner Rell asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4095-12.** Mark Gabriel seeking to retain the 10'x12' storage shed at 66 Broad Street.

Mark Gabriel, 66 Broad Street, appeared before the Commission. The shed is located in the back corner of the property, 10' from the property line. He has a very deep lot. It is a standard shed, T111, 10'x12'. The roofing material is regular black shingle. The house has washed out black shingles. The shed will be painted, but he is not sure what color yet. The door is steel. It will have some cross work on it.

Commissioner Rell asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4096-12.** Giuseppe and Erika Buonannata seeking to 1) remove the wood shake shingles and replace with fiber-cement siding, 2) remove the wood trim and replace with composite trim board, 3) demolish the wood deck and construct a new 15'x19' deck using composite materials and wood rails, 4) construct a 5'x10' front porch using composite materials and wood rails and 5) replace the gutters at 15 Middletown Avenue.

Giuseppe and Erika Buonannata, 15 Middletown Avenue, appeared before the Commission. They will be removing the wood shingle siding and replacing it with fiber-cement siding. The siding will be CertainTeed Cedar Impressions in the color Pewter. The trim boards will be white composite board. The soffits and the ceiling of the front porch will be CertainTeed bead board. The gutter on the left hand side of the second story will be eliminated. The two gutters on the front of the house on the first floor will be moved to the side of the house. They will be white "K" style gutters. The roof will be architectural shingles in one of the pre-approved colors. There will be no shutters or flowerboxes right

now. The front porch will be where the concrete pad is now which is currently extending 5' from the house. They will use Trex decking material.

The front porch will extend 11' across the front of the house. They will use composite trim board around the front for skirting. They will use a wood railing with standard square balusters to match the back deck. They will replace the existing light to match the square light in the back. The deck on the back of the house will be demolished. It will be rebuilt the length of the back of the house and extend an additional 4'. The stairs are going to move from where they are now and will start where the sun room is and go down into the driveway. The existing screening/lattice on the bottom will be removed. They will install white lattice for privacy in place of the existing screening/lattice. The decking material is brown in color. The steps will be composite material.

Commissioner Rell asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Rell seconded by Commissioner Greenblatt, and a poll of the Commission, it was voted to close the public hearing on all applications.

Aye: Rell, Maycock, Greenblatt, Courchaine

Upon motion by Commissioner Rell seconded by Commissioner Greenblatt, and a poll of the Commission, it was voted to open the public meeting.

Aye: Rell, Maycock, Greenblatt, Courchaine

**APPLICATION NO. 4091-12.** Dan and Pam Harrison seeking to demolish and rebuild the enclosed back porch and to construct a 6'x8' deck/landing on the rebuilt porch at 21 Wilcox Street.

Upon motion by Commissioner Maycock seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. All materials shall match the existing in style and design.

**Discussion**

Commissioner Maycock stated that the applicants are rebuilding their back porch so everything will be basically the same style. It has limited visibility.

Aye: Rell, Maycock, Greenblatt, Courchaine

**APPLICATION NO. 4092-12.** William Hoyt seeking to demolish the garage at 50 Nott Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Maycock stated that the garage is close to falling over. Blight wants it taken down. He has no issue with it. If anything, it will make the property look better.

Commissioner Rell stated that it is sad to see any structure go, but it will improve the look of the backyard. There is no concrete footing.

Aye: Rell, Maycock, Greenblatt, Courchaine

**APPLICATION NO. 4093-12.** Michael Lewis seeking to install a split rail fence along the west side yard and to install an 8'x10' metal shed in the rear yard at 24 Belmont Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Maycock stated that maybe Kristin can talk to the applicant about the shed. Metal sheds really have not been approved in the District. Maybe they can come forward with a different design. It is an owner's right to have a fence along their property.

Commissioner Rell stated that he agrees with tabling the application. They do make pretty decent looking wood sheds that would be more appropriate for the District.

Commissioner Greenblatt stated that with regard to the fence, in some cases, the Commission has stipulated a setback. In this case, it looks like that wouldn't be possible based on the location of existing fencing.

Aye: Rell, Maycock, Greenblatt, Courchaine

**APPLICATION NO. 4094-12.** Mylo Plumbing and Heating, Inc., seeking to install a venting system for a high efficiency boiler on the west side of the house at 126 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. An intake pipe may be attached to meet building department code specifications if necessary. The pipe must be painted to match the color of the house.

**Discussion**

Commissioner Maycock stated that this is very low key. The visibility is minimal. It is something that is required. Adding an intake pipe won't change anything. He will paint the pipe.

Commissioner Rell stated that the bulkhead is there which will take some of the view away.

Aye: Rell, Maycock, Greenblatt, Courchaine

**APPLICATION NO. 4095-12.** Mark Gabriel seeking to retain the 10'x12' storage shed at 66 Broad Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The roofing material shall match the material on the house in style and color.
2. The door shall be a wood 9 light door with 4" wood trim.

**Discussion**

Commissioner Maycock stated that this has low visibility. It is a nice shed.

Aye: Rell, Maycock, Greenblatt, Courchaine

**APPLICATION NO. 4096-12.** Giuseppe and Erika Buonannata seeking to 1) remove the wood shake shingles and replace with fiber-cement siding, 2) remove the wood trim and replace with composite trim board, 3) demolish the wood deck and construct a new 15'x19' deck using composite materials and wood rails, 4) construct a 5'x10' front porch using composite materials and wood rails and 5) replace the gutters at 15 Middletown Avenue.

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The gutters shall be aluminum "K" style gutters in the color white.
2. The corner board trim and the window trim shall be 4" composite trim board.
3. The soffits on the first floor shall be CertainTeed bead board.
4. The roofing material shall be architectural shingles in a pre-approved color.
5. The front porch shall be the submitted design in the dimensions of 5'x11'.

**Discussion**

Commissioner Maycock stated that the applicant gave them plenty of materials. He feels comfortable know what he's going to do. Normally, he doesn't like to see shingles being removed from a house, but that product has been used before in the District and he thinks it will look fine.

Commissioner Rell stated that he isn't a huge fan of Azek decking, but this is an almost natural looking color. The applicant was very thorough.

Commissioner Greenblatt stated that she agrees. It will be a big improvement. They have chosen appropriate materials and it will be a great look.

Commissioner Courchaine stated that he agrees with Commissioner Greenblatt.

Aye: Rell, Maycock, Greenblatt, Courchaine

**MINUTES OF AUGUST 28, 2012**

Upon motion by Commissioner Maycock, seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the minutes of the August 28, 2012 meeting as submitted.

Aye: Rell, Maycock, Greenblatt, Courchaine

**OTHER BUSINESS**

**Pre-Application Hearing**

Christina Brine, 53 State Street, appeared before the Commission. She discussed possible materials for a trellising system over her driveway to support Wisteria to block the view of her neighbor's home.

**Public comments on general matters of the Historic District**

Collin Palmer, 33 Belmont Street, appeared before the Commission. He is a new homeowner in the District and he wanted some guidance on what the Commission needs with an application.

**Report of the Historic District Coordinator**

Kristin stated that the Building Department is receiving more and more applications for direct vent furnace systems. In the past, furnaces were able to be vented through a chimney with no mechanicals visible from the street. New high efficiency boiler/furnaces require a different venting system that will have visibility from the street. The possibility of streamlining the approval process and giving Kristin administrative approval for these applications was discussed and agreed upon. Kristin has administrative approval for the location of the venting system on either side or rear of the house with evergreen screening and the system must be painted to match the color of the house. If it is necessary to place the venting system on the front of the home or if the homeowner requires screening other than evergreens, an application for a Certificate of Appropriateness must be made.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Courchaine, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 9:20 PM.

Aye: Rell, Maycock, Greenblatt, Courchaine

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
-Clerk -